

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address		FOR COURT USE ONLY	
<b>ROBERT A. HESSLING</b> <b>ROBERT A. HESSLING, APC</b> 3853 Meadow Park Lane Torrance, CA 90505 Telephone: (310) 375-0255 Facsimile: (310) 373-5152 State Bar # 96466 E-mail: rhessling@gmail.com			
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Karl T. Anderson, Chapter 7 Trustee			
<b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA – RIVERSIDE DIVISION</b>			
In re: <b>NELLY GUADALUPE SENEFF,</b>		CASE NO.: 6:20-bk-11274-MH CHAPTER: 7	
Debtor(s)		<b>NOTICE OF SALE OF ESTATE PROPERTY</b>	
Sale Date: None – This Is A Private Sale.		Time: None – This Is A Private Sale.	
Location: None – This Is A Private Sale.			

Type of Sale: ☐ Public ☒ Private

Last date to file objections: September 14, 2020

**Description of property to be sold:** all of the right, title and interest of Karl T. Anderson, Chapter 7 Trustee ("Trustee"), in residential real property commonly described as 8482 Running Gait Lane, Riverside, California ("Property")

**Terms and conditions of sale:** The sale of the Trustee's right, title and interest in the Property is by a private sale to Nelly Guadalupe Seneff, the Chapter 7 debtor ("Debtor") in this case, and is not subject to higher and better bids. The purchase price is \$189,000, which is payable as follows: (a) a cash payment of \$14,000; and (b) a credit of \$175,000 for the Debtor's homestead exemption in the Property. The sale is on an "as-is" basis, without representations or warranties, and subject to all liens and encumbrances. There are no contingencies. If there are no timely filed objections to the sale, the Trustee or his general counsel shall cause to be sent to the Debtor's counsel an original executed and duly acknowledged quitclaim deed conveying the Trustee's right, title and interest in the Property to the Debtor promptly after the Trustee's receipt of the cash payment of \$14,000 from the Debtor and the expiration of the 17-day period (i.e., 14 days plus 3 additional days since served by mail) .

**Proposed sale price:** \$189,000

**Overbid procedure (if any):** Not applicable because this is a private sale.

**If property is to be sold free and clear of liens or other interests, list, date, time and location of hearing:**  
Not applicable because this is a private sale that is subject to liens.

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**  
Not applicable because this is a private sale that is not subject to higher and better bids.

**Date:** August 28, 2020

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
3853 Meadow Park Lane, Torrance, CA 90505.

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On August 28, 2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**: On August 28, 2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on August , 2020, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

August 28, 2020  
Date

Robert A. Hessling  
Printed Name

  
Signature



**ADDITIONAL SERVICE INFORMATION (if needed):**

**1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")**

**Trustee** Karl T Anderson (TR) 2edansie@gmail.com, kanderson@ecf.axosfs.com  
Julia Doan askbk@resurgent.com  
**Trustee's Counsel** Robert A Hessling rhessling@gmail.com  
Valerie Smith claims@recoverycorp.com  
**Debtor's Counsel** Todd L Turoci mail@theturocifirm.com  
United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

**2. SERVED BY U.S. MAIL**

Debtor

Nelly Guadalupe Seneff  
8482 Running Gait Ln  
Riverside, CA 92509-5140

Lienholders

(Address Per Schedules and List of Creditors)

Ditech Financial LLC  
1100 Virginia Dr #100 A  
Fort Washington, PA 19034-3277

(Address per Secretary of State)

Ditech Financial, LLC  
500 Office Center Drive, Suite 400  
Fort Washington, PA 19034

(Address of Registered Agent for Service of Process)

Ditech Financial, LLC  
c/o CT Corporation System  
28 Liberty St.  
New York, NY 10005

(Address of Servicing Agent per Loan Statement)

Ditech Financial, LLC  
Shellpoint Mortgage Servicing  
P.O. Box 619063  
Dallas, TX 75261-9063

(Address per Notice of Assessment and

Payment of Contractual Assessment

Required recorded on 5/19/15)

Secretary to Executive Committee  
Western Riverside Council of Governments  
4080 Lemon Street, 3<sup>rd</sup> Floor, MS 1032  
Riverside, CA 92501-3609

(Address of Western Riverside Council of Governments re HERO Program)

Western Riverside Council of Governments  
3390 University Ave., Suite #450  
Riverside, CA 92501

(Addresses Per Schedules and List of Creditors)

Midland Funding, LLC  
P.O. Box 2011  
Warren, MI 48090-2011

Midland Funding LLC  
350 Camino De La Reina Ste 100  
San Diego, CA 92108-3007

Midland Funding  
8875 Aero Drive Ste 200  
San Diego, CA 92123-2255

(Address Per Abstract of Judgment recorded on 5/31/12)

Midland Funding, LLC  
c/o Erica L. Brachfeld  
The Brachfeld Law Group  
880 Apollo St., Suite 155  
El Segundo, CA 90245

(Address Per Secretary of State)

Midland Funding, LLC  
350 Camino de la Reina, Suite 300  
San Diego, CA 92108

(Address of Registered Agent for Service of Process)

Midland Funding, LLC  
c/o Corporation Services Company, dba  
CSC – Lawyers Incorporating Service  
251 Little Falls Drive  
Wilmington, DE 19808

U.S. Bank National Association, as Trustee for  
GMAC Mortgage Loan Trust 2010-2, Mortgage  
Pass-Through Certificate Series 2010-2  
7360 S. Kyrene Rd.  
Tempe, AZ 85283